

MINUTES
PLANNING AND ZONING COMMISSION MEETING
Held via video conference
Monday, June 15, 2020 5:00 PM

Chairman Washington called the meeting to order at 5:12 p.m.

ROLL CALL

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Andy Allen; Donna Collins-Lewis; Jayme Ellender; April Hawthorne; Kelvin Hill and Todd Sterling

Staff Present: Ryan Holcomb, Interim Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. May 18, 2020

Motion to approve: Grout, Addison second
Motion carried, 8-0

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

Planning commission meeting on Monday, June 15, 2020, will be held via video conference and available for viewing on www.brla.gov, on Metro 21 (Cox Channel 21), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to planning@brla.gov, submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record. Applicant will be allowed a total period of five minutes for rebuttal.

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, June 15, 2020, via video conference. A gathering of the entire membership of the Planning Commission, the public and

necessary staff would violate Phase Two of Governor Edwards' order limiting public gatherings to 50% of normal capacity while practicing social distancing. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, June 15, 2020, at 5:00 p.m. will be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted.

Ryan L. Holcomb, AICP, Interim Planning Director

Motion to approve: Washington, Hawthorne second

Motion carried, 8-0

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

9

CONSENT - ITEMS FOR DEFERRAL

5, 6

CONSENT - ITEMS FOR APPROVAL

4, 7, 8

Motion to approve: Grout, Collins-Lewis second

Motion carried, 8-0

Commissioner Sterling present to the meeting.

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

Mr. Holcomb acknowledged that items 2 and 3 could be taken together.

- 2. PA-10-20 13511 Perkins Road (Deferred from May 18 by the Planning Commission)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the north side of Perkins Road, west of Metairie Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson)
Related to Case 26-20

The applicant, Stephen LaCour, sent in a message of support.

Twenty one citizens, Carolyn Webber; Rusty Golden; Desirea Gutierrez; Ricky Mayeux; Kelly Trahan; Rajeev Mathur; John Chandler; Michelle Osborn; Joe Territo; Louise Chandler; Dottie Territo; Jeanell Strickland; Juliet Sanchas;

Laurence Sanchas; Ashok Namjoshi; Anjali Namjoshi; Frederick Stromeyer; Renee Stelzer; Lola White; Thomas Walsh and Cherie Schofield sent, sent in messages of opposition.

Motion to defer 60 days: Hawthorne, Ellender second

Substitute Motion to defer 30 days: Addison, Collins-Lewis second
Motion carried, 9-0

3. **Case 26-20 13511 Perkins Road (Deferred from May 18 by the Planning Commission)** To rezone from Rural to Light Commercial (LC3) on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PA-10-20**

The applicant, Stephen LaCour, sent in a message of support.

Twenty one citizens, Carolyn Webber; Rusty Golden; Desirea Gutierrez; Ricky Mayeux; Kelly Trahan; Rajeev Mathur; John Chandler; Michelle Osborn; Joe Territo; Louise Chandler; Dottie Territo; Jeanell Strickland; Juliet Sanchas; Laurence Sanchas; Ashok Namjoshi; Anjali Namjoshi; Frederick Stromeyer; Renee Stelzer; Lola White; Thomas Walsh and Cherie Schofield, sent in messages of opposition.

Motion to defer 60 days: Hawthorne, Ellender second

Substitute Motion to defer 30 days: Addison, Collins-Lewis second
Motion carried, 9-0

4. **Case 27-20 6031 Jones Creek Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the east side of Jones Creek Road, south of Fort Clarke Court, on Tract A of the Shenandoah Plaza Subdivision. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

Approved 8-0 with the consent agenda

5. **Case 28-20 9679 Airline Highway** To remove from the Old Hammond Highway Design Overlay District on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related ISPUD-4-20 Deferred to July 20 by Councilmember Watson**

Deferred 30 days with the consent agenda

6. **ISPUD-4-20 Murphy Express (9679 Airline Highway)** To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the east side of Airline Highway and north of Old Hammond

Highway, on Lot Y of Hillcrest Acres Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related to Case 28-20**
Deferred to July 20 by Councilmember Watson

Deferred 30 days with the consent agenda

7. **SPUD-2-20 Cottages at O'Neal** To rezone from Light Commercial (C1) to Small Planned Unit Development (SPUD) on property located north of George O'Neal Road, east of Jones Creek Road and west of O'Neal Lane, on Tract E of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved 8-0 with the consent agenda

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

8. **PUD-5-07 The Grove Townhomes, Final Development Plan (Deferred from May 18 by the Planning Commission)** Proposed medium density residential development located east of Mall of Louisiana Boulevard and south of Interstate 10, on Tracts WG-2C, WG-2F, and WG-2E-2 of the Kleinpeter Property. Sections 55, 56, and 57, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson)

Approved 8-0 with the consent agenda

9. **S-14-19 Foster Creek (Deferred from December 16 by Councilmember Welch and from January 21, 2020, for 60 days by the Planning Commission and from March 16, April 20 and May 18 by the Planning Director)** Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1-Welch) **Withdrawn by the Planning Director**

Withdrawn with the consent agenda

10. **SS-4-20 Goodwood Place (Flag Lot Subdivision) (Deferred from May 18 by Councilmember Watson)** Proposed flag lot subdivision located south of Seven Oaks Avenue, and west of Lasalle Avenue, on Lot 6-B of the Goodwood Place Subdivision, Block 14. (Council District 11- Watson)

Mr. Holcomb acknowledged that staff received three messages of support and sixteen messages of opposition.

The applicant, Kyle Roger, sent in a message of support.

Two citizens, Elizabeth Talmage and Gregory Talmage, sent in a message of support.

Fifteen citizens, Don Elliott; Norman Ryan; Jonathan Tittlebaum; Jeanne Ryan; William Steele, II; Debbye Calmes; Lydia Lafleur; Douglas Craig; Catherine Baucom; Kevin Baucom; Karen French-Watson; Wayne Watson; Linda Dalton; Katherine Morash and Dan Boudreaux, sent in a message of opposition.

Motion to deny: Grout, Hill second

Substitute motion to defer 30 days: Addison, Hawthorne second
Commissioner Addison withdrew the motion.

Motion to deny: Grout, Hill second

Motion carried, 7-1-1 with Addison voting no and Collins-Lewis abstaining

11. Initiate text amendment- Chapter 16, Signs

Motion to approve: Collins-Lewis, Grout second

Motion carried, 9-0

12. Creation of a working group to discuss the process for selecting a permanent Planning Director. This item may be discussed in executive session. (Moved from March 16 and deferred from April 20 and May 18 by the Planning Commission)

Rossie Washington-Chairman

Clifford Grout-Vice Chairman

Kelvin Hill-Mayor Representative

Donna Collins-Lewis-Metro Council Representative

Erik Piazza- Growth Coalition

Ed Lagucki- Federation of Greater Baton Rouge Civic Associations

Carey Chauvin- Department of Development

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Holcomb advised planning commission members that revised copies of Chapters 4, 14, 19 and Appendix I will be available at the office for them to pick up or staff could mail them a copy.

Mr. Holcomb acknowledged that commission members received electronic draft copies of Chapter 8 Zoning Districts, Chapter 9 Uses and Chapter 11 Dimensional Regulations. These items will be on the agenda next month.

COMMISSIONERS' COMMENTS

Chairman Washington acknowledged Jasmine Thomas, Planner II in the Long Range Division for being chosen as the Employee of the Month.

ADJOURN

Motion to adjourn: Collins-Lewis, Grout second
Motion carried, 9-0

The meeting adjourned at 6:30 p.m.